

IN RE: PETITIONS FOR SPECIAL HEARING
AND VARIANCE – NW/Corner
Bradshaw Road and Wolbert Way
(8336 Bradshaw Road)
11th Election District
4th Council District

Arthur F. Frey and Lawrence H. Rafferty
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 02-415-SPHA

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Arthur F. Frey and Lawrence H. Rafferty. The Petitioners request a special hearing to approve an amendment to the previously approved site plan and nonconforming use of two dwellings on the subject property in Case No. 94-502-SPH and to permit the proposed expansion of the dwelling known as 8336 Bradshaw Road. In addition to the special hearing relief, the Petitioners request a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side property line setback of 27 feet in lieu of the required 50 feet for a proposed addition. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Arthur F. Frey and Lawrence H. Rafferty, property owners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a triangular shaped parcel located on the northwest corner of Bradshaw Road and Wolbert Way, not far from Philadelphia Road in Kingsville. The property contains a gross area of 0.873 acres, more or less, zoned R.C.5 and is improved with two single family dwellings. The Petitioners reside in the 1½-story dwelling known as 8336 Bradshaw Road, which is a located towards the interior of the

ORDER RECEIVED FOR FILING
Date 6/13/02
By [Signature]

property and features a detached garage. Immediately adjacent to the intersection is a 1-story dwelling, known as 8338 Bradshaw Road, which was granted nonconforming status pursuant to the relief granted by Deputy Zoning Commissioner Timothy M. Kotroco on July 29, 1994 in prior zoning Case No. 94-502-SPH. At that time, the property was owned by Robert L. Knight; however, was subsequently conveyed to the Petitioners and both dwellings continue to be used residentially.

The subject of the instant request relates to a proposed addition to the dwelling known as 8336 Bradshaw Road. The proposed addition will be 16' x 24' in dimension and connected to the dwelling by way of a covered breezeway. Testimony indicated that Mr. Rafferty is in poor health and that additional first floor living space with wheelchair accessibility is necessary to accommodate him. Due to the layout of the existing dwelling and its location on the property, the requested variance relief is necessary in order to proceed with the proposed improvements.

The site plan shows that the proposed addition will be less than 25% of the total square footage of the two dwellings. This 25% limitation is a requirement set out in Section 104 of the B.C.Z.R. and relates to the expansion of a nonconforming use. In essence, it prohibits the expansion of a nonconforming structure by more than 25% of that building's total square footage. In this case, the nonconforming building is not being expanded and it is questionable whether that Section is applicable here. However, even if applicable, the addition meets the requirement.

Based upon the testimony and evidence presented, I am persuaded that relief should be granted. The Petitioners have submitted sufficient proof to establish that the property is unique and that a practical difficulty would result if relief were denied. Moreover, there will be no adverse impact to adjacent properties. In this regard, there were no Protestants present and the proposal enjoys the support of the Office of Planning, as evidenced by their favorable Zoning Advisory Committee (ZAC) comment.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

6/13/12
RSP

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of June, 2002 that the Petition for Special Hearing to approve an amendment to the previously approved site plan and nonconforming use granted in Case No. 94-502-SPH to permit the proposed expansion of the dwelling known as 8336 Bradshaw Road, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side property line setback of 27 feet in lieu of the required 50 feet for a proposed addition to the dwelling known as 8336 Bradshaw Road, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 6/13/02
By LES



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 13, 2002

Mr. Arthur F. Frey
Mr. Lawrence H. Rafferty
8336 Bradshaw Road
Kingsville, Maryland 21087

RE: PETITIONS FOR SPECIAL HEARING and VARIANCE
NW/Corner Bradshaw Road and Wolbert Way
(8336 Bradshaw Road)
11th Election District – 4th Council District
Arthur F. Frey and Lawrence H. Rafferty - Petitioners
Case No. 02-415-SPHA

Dear Messrs. Frey & Rafferty:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 8336 Bradshaw Road
which is presently zoned R-C5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve AN AMENDMENT TO ZONING

CASE # 94-502-SPH TO APPROVE A NONCONFORMING USE
(2 DWELLINGS ON A LOT) EXPANSION FOR 8336 BRADSHAW ROAD

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address Telephone No.

Name - Type or Print

City State Zip Code

Signature

Attorney For Petitioner:

8336 Bradshaw Road 410
Address Telephone No.

Name - Type or Print

Kingsville Md 21087
City State Zip Code

Signature

Representative to be Contacted:

Company

Name

Address Telephone No.

Address Telephone No.

State Zip Code

City State Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING _____

Reviewed By JL Date 3/26/02

ORDER RECEIVED FOR FILING
Date 6/13/02
BY [Signature]
Case No. 02 415 SPHA
Date 9/15/98



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8336 Bradshaw Road
which is presently zoned R-C5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04, 3, B, 2 TO PERMIT A
DWELLING ADDITION SET BACK TO PROPERTY LINE OF 27 F.T, IN LIEU OF 50 FT,

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

See attached ~

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print _____
Signature _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Attorney For Petitioner:

Name - Type or Print _____
Signature _____
Company _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

Legal Owner(s):

Arthur F. Frey
Name - Type or Print _____
Arthur J. Frey
Signature _____
LAWRENCE H. RAFFERTY
Name - Type or Print _____
Lawrence H. Rafferty
Signature _____
8336 Bradshaw Rd 410
Address _____ Telephone No. _____
Kingsville Md 21087
City _____ State _____ Zip Code _____

Representative to be Contacted:

Name _____
Address _____ Telephone No. _____
City _____ State _____ Zip Code _____

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING
Reviewed By JL Date 3/26/02

ORDER RECEIVED FOR FILING

Date 4/13/02
By [Signature]
9/15/98

Case No. 02 415 SPHA

A15

ATTACHMENT

March 26, 2002

*Due to the health problems of Lawrence Rafferty (co-owner) an addition to the 1st. Floor living area is required. The bedrooms are presently located on the 2nd Floor, so due to his health conditions we would have to expand on the 1st level to have access to a 1st. Floor bathroom and therapy. In order to house existing furniture and add a bedroom we require the space of a 16' x 24' addition. We can supply health records from Dr. Bruce Rosenberg 410-296-6665. — please take this in consideration, * also physical location of room is limited by practical, geographical, and cosmetic considerations

Thank you, Arthur F. Frey
Arthur Frey

ZONING DESCRIPTION

415

ZONING DESCRIPTION for #8336 (INCLUDES #8338)

11th Election District, 5th Councilmanic District;

N.W. CORNER OF BRADSHAW RD. AND WOLBERT WAY

Beginning at a point on the East side of Bradshaw Road, said point of beginning being Northwest of the centerline intersection of Bradshaw Road and Wolbert Way; said property binding on the centerlines of both Bradshaw Road and Wolbert Way and being in the Northwest quadrant of said intersection.

Said property recorded in Liber 8447, Folio 543, metes and bounds description found in deed

Liber 573, Folio 274 with the following courses and distances, viz:

- 1) S 35 30' W 19',
- 2) S 48 15' E 224'
- 3) N 05 10' E 377',
- 4) N 86 00' W 165'
- 5) N 86 00' W 20', and
- 6) S 35 30' W 263'.

BEING 0.873 AC ±

THENCE SOUTH WEST ~~222.40~~ 222.40' ALONG BRADSHAW RD, THEN NORTH EAST 282.00 FT, THEN SOUTH EAST 36.5 FT, THEN SOUTH WEST 375.44 FT. BACK TO THE POINT OF BEGINNING.

0.873 AC. ±

off 3/26/02

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. **10187**

DATE

3/26/02

ACCOUNT

01 006 6150

AMOUNT \$

100.00

RECEIVED FROM:

FCA

FOR:

Res SPHA

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTION

THE

3/27/2002 3/26/2002 15:11:24

8:51 AM 03 MAIL JEN JEE INMWER

RECEIPT # 236989 3/26/2002 0118 2

5 528 ZIMING VERIFICATION

CR NO. 010187

Receipt Tot \$100.00

100.00 OK

Baltimore County, Maryland

CASHIER'S VALIDATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-415-SPHA
8336 Bradshaw Road

NW/corner of Bradshaw Road & Wolbert Way

11th Election District - 4th Councilmanic District

Legal Owner(s): Arthur F. Frey & Lawrence H. Rafferty

Variance: to permit a dwelling addition setback to property line of 27 feet in lieu of the 50 feet required. **Special**

Hearing: to approve an amendment to zoning case #94-502-SPH; to approve a nonconforming use (2 dwellings

on a lot) expansion for 8336 Bradshaw Road.

Hearing: Tuesday, May 28, 2002 at 11:00 a.m. in Room 106, Baltimore County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations please contact the Zoning Commissioner's Office at (410) 887-4306.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JTS/GST May 14

C538399

CERTIFICATE OF PUBLICATION

5/16/2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/14/2002.

- The Jeffersonian
- Arbutus Times
- Catonsville Times
- Towson Times
- Owings Mills Times
- NE Booster/Reporter
- North County News

J. Wilkins

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 02-415 SPHA

Petitioner/Developer: ARTHUR F FREY & LAWRENCE H-RAFFERTY

Date of Hearing/Closing: 5/28/02

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: MR. GEORGE SANNER
~~Ms. Gerardo Stephens~~

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at _____

8336 BRADSHAW RD.

The sign(s) were posted on 5/13/02
(Month, Day, Year)

Sincerely,

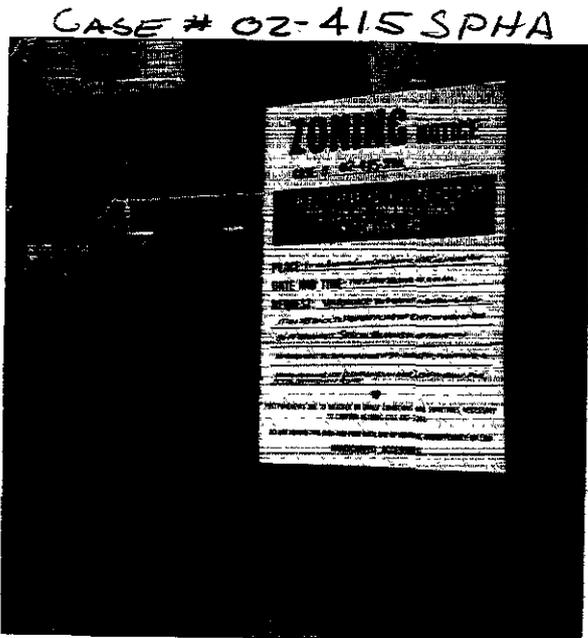
Richard E. Hoffman 5/13/02
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN
(Printed Name)

904 DELLWOOD DR.
(Address)

FALLSTON, MD 21047
(City, State, Zip Code)

(410) 879-3122
(Telephone Number)



8336 BRADSHAW RD.
POSTED 5/13/02
Richard E. Hoffman 5/13/02

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 02-415-SPHA
Petitioner: Frey, Rafferty
Address or Location: 8336 Bradshaw Road

PLEASE FORWARD ADVERTISING BILL TO

Name: ARTHUR FREY
Address: 8336 Bradshaw Rd
Kingsville Md 21087
Telephone Number: 410-679-5577

TO: PATUXENT PUBLISHING COMPANY
Tuesday, May 14, 2002 Issue – Jeffersonian

Please forward billing to:
Arthur Frey
8336 Bradshaw Road
Kingsville MD 21087

410 679-5577

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-415-SPHA
8336 Bradshaw Road
NW/corner of Bradshaw Road & Wolbert Way
11th Election District – 4th Councilmanic District
Legal Owner: Arthur F Frey & Lawrence H Rafferty

Variance to permit a dwelling addition setback to property line of 27 feet in lieu of the 50 feet required. Special Hearing to approve an amendment to zoning case # 94-502-SPH; to approve a nonconforming use (2 dwellings on a lot) expansion for 8336 Bradshaw Road.

HEARING: Tuesday, May 28, 2002 at 11:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G D Z
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING. CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391



Baltimore County
Department of Permits and
Development Management

Director's Office
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
410-887-3353
Fax: 410-887-5708

April 24, 2002

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-415-SPHA
8336 Bradshaw Road
NW/corner of Bradshaw Road & Wolbert Way
11th Election District – 4th Councilmanic District
Legal Owner: Arthur F Frey & Lawrence H Rafferty

Variance to permit a dwelling addition setback to property line of 27 feet in lieu of the 50 feet required. Special Hearing to approve an amendment to zoning case # 94-502-SPH; to approve a nonconforming use (2 dwellings on a lot) expansion for 8336 Bradshaw Road.

HEARING: Tuesday, May 28, 2002 at 11:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon GDZ
Director

C: Arthur F Frey & Lawrence H Rafferty, 8336 Bradshaw Road, Kingsville 21098

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 13, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 24, 2002

Mr. Arthur F. Frey & Lawrence H. Rafferty
8336 Bradshaw Road
Kingsville, MD 21087

Gentlemen:

RE: Case Number: 02-415-SPHA, 8336 Bradshaw Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 3/26/02.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:

Enclosures

c: People's Counsel

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

DATE: May 1, 2002

FROM: *Rob* Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For April 8, 2002
Item Nos. 401, 402, 404, 405, 406,
407, 408, 409, 410, 411, 413, 414,
415 416, 417, 418, 419, 420, 421,
422, 423 and 425

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN:cab

cc: File



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

Department of Permits and
Development Management (PDM)
County Office Building, Room 111
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

April 12, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 8, 2002

Item No.: See Below

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:
401, 402, 404-~~417~~, 419-425

415

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office
PHONE 887-4881, MS-1102F

cc: File
COUNTY REVIEW GROUP MEETING{PRIVATE }

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

DATE: May 1, 2002

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/TGT*

DATE: May 1, 2002

SUBJECT: Zoning Item 415
Address 8336 Bradshaw Road

Zoning Advisory Committee Meeting of 4/08/02

GROUND WATER MANAGEMENT

An evaluation of the septic system may be required prior to permit approval.

Reviewer: Sue Farinetti

Date: 5/01/02

Ho
5/28

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: April 17, 2002

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

APR 17 2002

SUBJECT: 8336 Bradshaw Road

INFORMATION:

Item Number: 02-415

Petitioner: Arthur F. Frey

Zoning: RC 5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

The Office of Planning supports the petitioner's request to allow an addition with a side yard setback of 27 feet in lieu of the minimum required 50 feet

Prepared by: Mark A. Cunniff

Section Chief: Jeffrey W. Lee
AFK/LL:MAC



**Maryland Department of Transportation
State Highway Administration**

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4.12.02

Mr. George Zahner
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 415

JL

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

lc

Kenneth A. McDonald Jr., Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
8336 Bradshaw Road, NW cor Bradshaw Rd
and Wolbert Way
11th Election District, 4th Councilmanic

Legal Owner: Arthur F. Frey and
Lawrence H. Rafferty
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case No. 02-415-SPHA

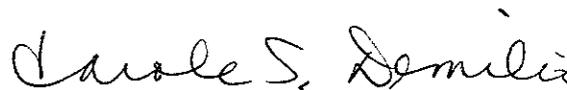
* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**



PETER MAX ZIMMERMAN
People's Counsel for Baltimore County



CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of April, 2002 a copy of the foregoing Entry of Appearance was mailed to Arthur F. Frey and Lawrence H. Rafferty, 8336 Bradshaw Road, Kingsville, MD 21087, Petitioners.



PETER MAX ZIMMERMAN

PLAT TO ACCOMPANY PETITION FOR ZONING VARIANCE SPECIAL HEARING

PROPERTY ADDRESS 8336 Bradshaw Rd (SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION)

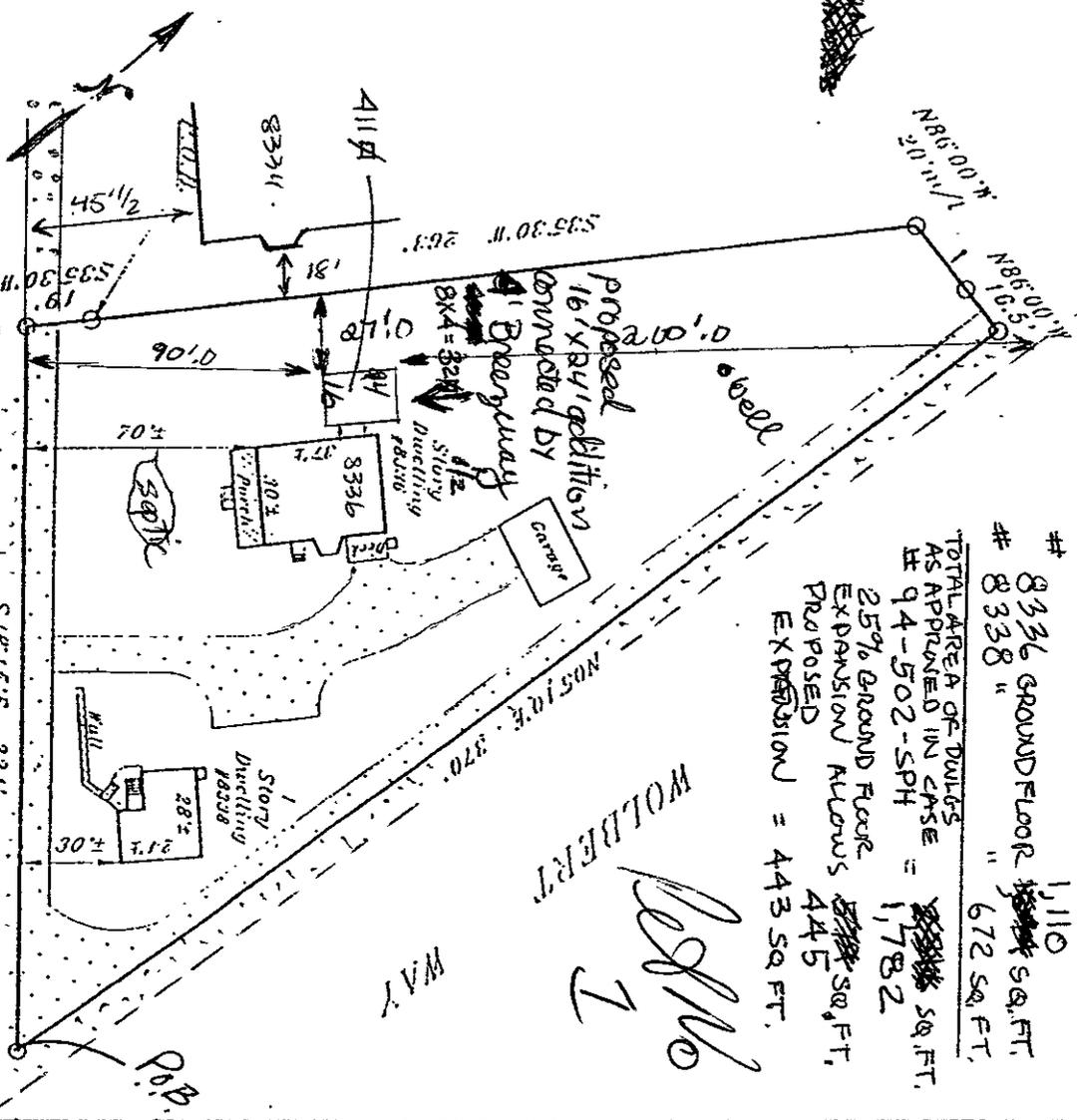
SUBDIVISION NAME NA

PLAT BOOK # _____ FOLIO # _____ LOT # _____ SECTION # _____

OWNER ARTHUR FREY / LAWRENCE RAFFERTY

8336 GROUND FLOOR ~~1,110~~ 1,110 SQ. FT.
 # 8338 " " 672 SQ. FT.
 TOTAL AREA OF DWIGGS AS APPROVED IN CASE = ~~1,782~~ 1,782 SQ. FT.
 # 94-502-SPH = 25% GROUND FLOOR EXPANSION ALLOWED PROPOSED EXPANSION = 445 SQ. FT.
 # 94-502-SPH = 445 SQ. FT.
 PROPOSED EXPANSION = 443 SQ. FT.

Proposed 16' x 24' addition constructed by 41' Broadway BK4 = 324' 1/2' Story Ducting 2836

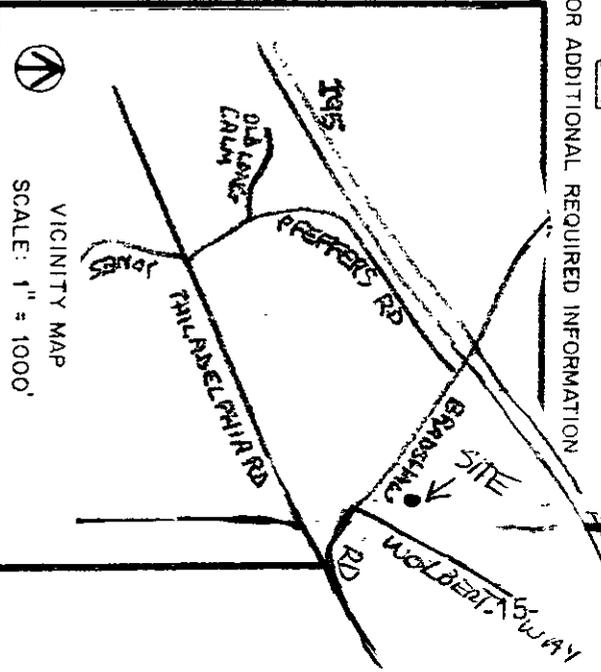


NORTH

PREPARED BY ALF 3/26/62

SCALE OF DRAWING: 1" = 60'

B336 9' BRIDGEMAN RD ROAD 8338



LOCATION INFORMATION

ELECTION DISTRICT 11
 COUNCILMANIC DISTRICT 4
 1" = 200' SCALE MAP # N.E. 12-K

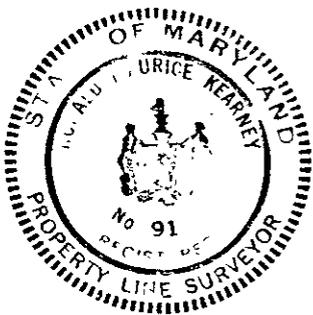
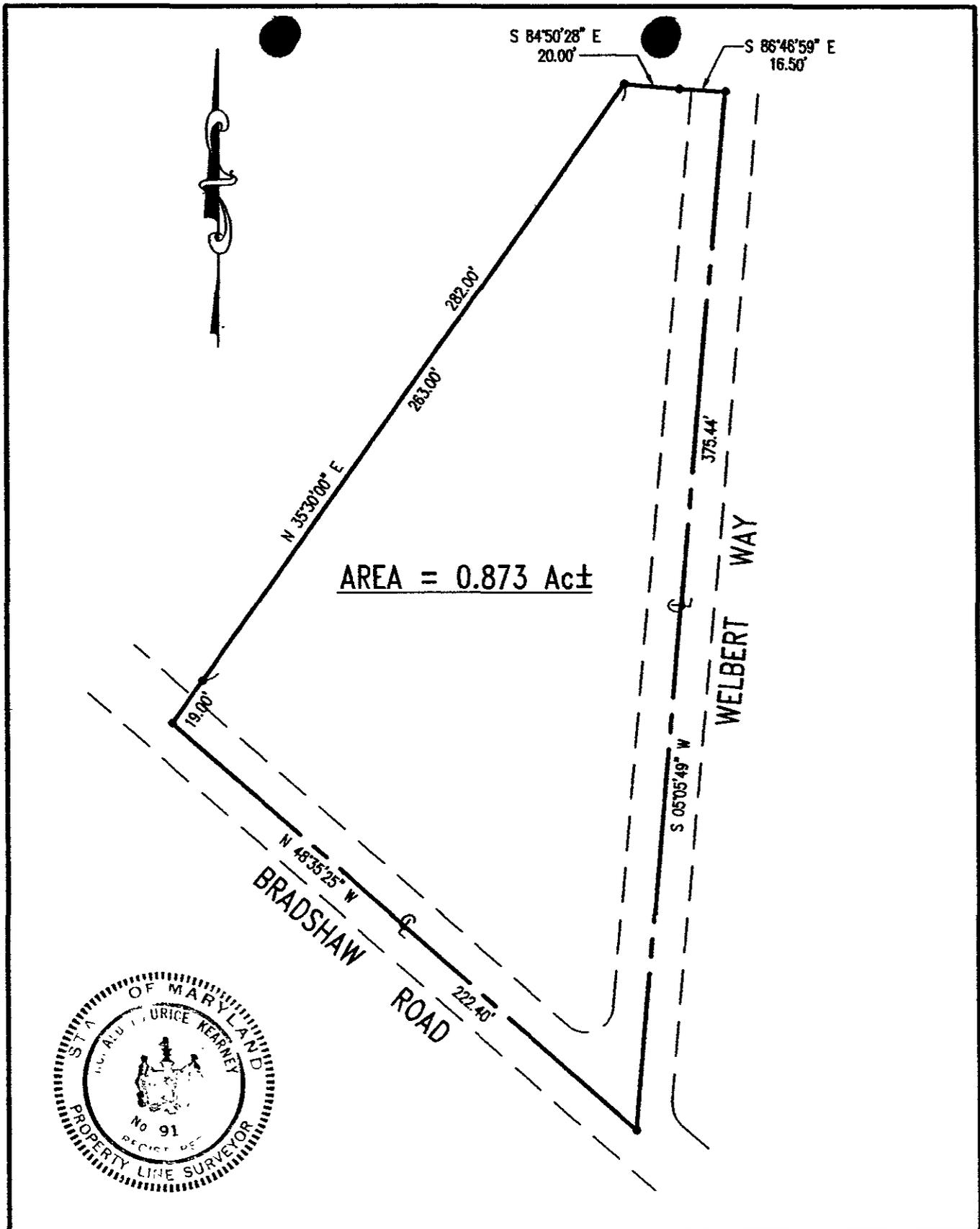
ZONING RES

LOT SIZE 0.873 ACREAGE 32,690 SQUARE FEET

SEWER	<input type="checkbox"/>	PUBLIC	<input type="checkbox"/>	PRIVATE	<input checked="" type="checkbox"/>
WATER	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
CHESAPEAKE BAY CRITICAL AREA	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
100 YEAR FLOOD PLAIN	<input checked="" type="checkbox"/>		<input type="checkbox"/>		
HISTORIC PROPERTY / BUILDING	<input type="checkbox"/>		<input checked="" type="checkbox"/>		
PRIOR ZONING HEARING	<u>94-502-SPH</u>				

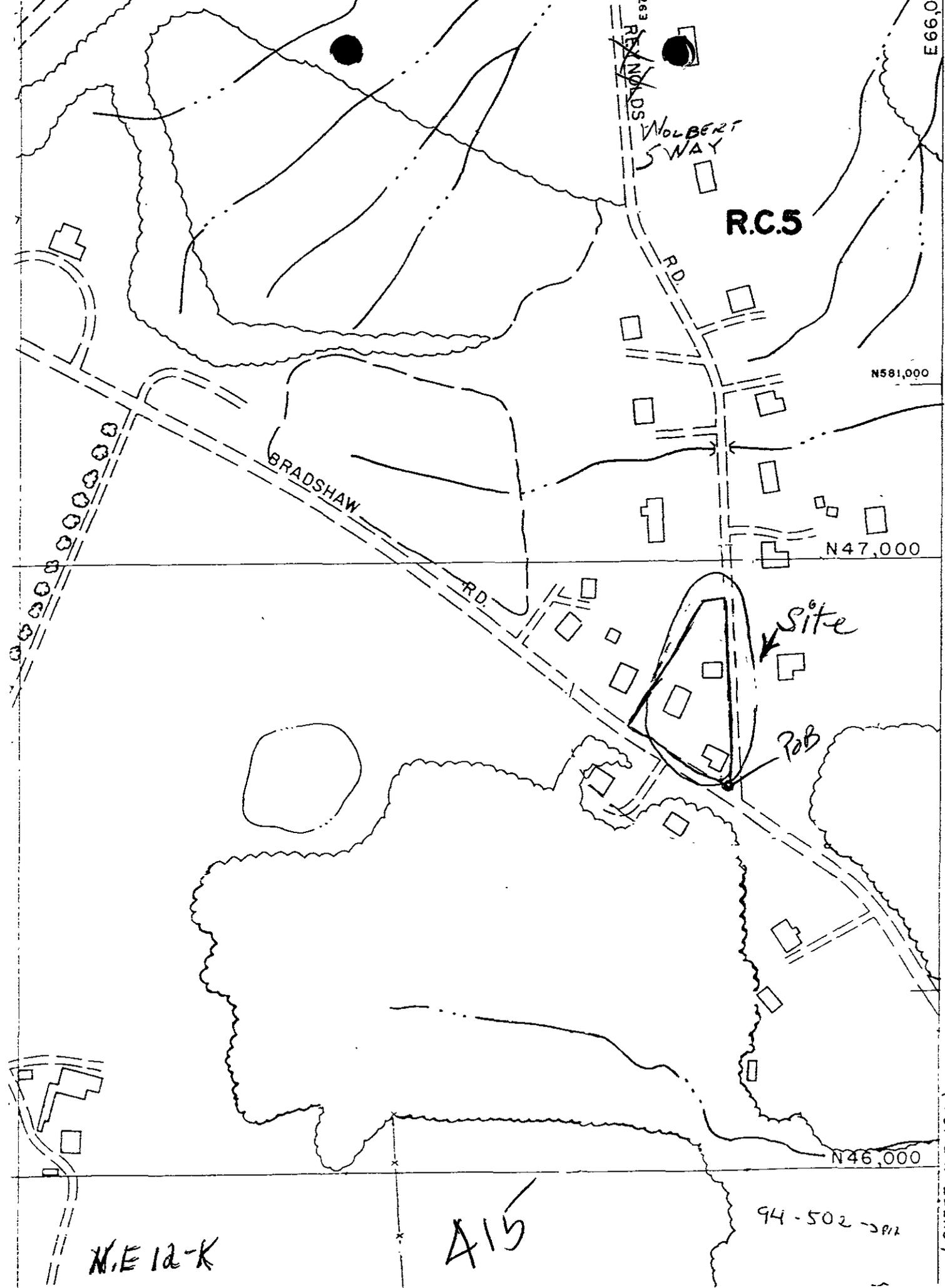
ZONING OFFICE USE ONLY
 REVIEWED BY ALB ITEM # _____ CASE # _____

SV 1A16



SCALE: 1" = 50'	DATE 12/97	ENGINEER/SURVEYOR K.L.S. CONSULTANTS, INC. 102 NORTH MAIN STREET BEL AIR, MARYLAND 21014 (410) 838-1441	SURVEY OF THE LANDS OF LAWRENCE H. RAFFERTY, Jr.
DR. BY JMA	CHK'D BY RMK		<u>JOINT TENANTS</u>
DWG. NO. 9781	PROJ. NO. 9781		8336 BRADSHAW ROAD BRADSHAW, MD. 21021

EXHIBIT, # 415



(SHEET N.E. 12 L)